

Villa

Rogoznica, Dalmatia



Ref	RE-LB-IRO2210
Type	Villa
Region	Dalmatia › Sibenik
Location	Rogoznica
Front line	No
Sea view	Yes
Distance to sea	180 m
Floorspace	440 sqm
Plot size	510 sqm
No. of bedrooms	5
No. of bathrooms	7
Price	€ 1 350 000

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This stunning villa is set in an incredibly desirable location, just 180 meters from the town center and the pristine, crystal-clear sea.

It is located in Rogoznica quite close to famous yachting Marina Frapa!

Nestled in a peaceful area and surrounded by expansive green spaces where no further construction is permitted due to the lack of accessible roads, this villa offers unmatched privacy and tranquility.

The territory spans 510 m², with the villa itself boasting a generous 440 m² of living space. Inside, you'll find five elegant bedrooms, each featuring an en-suite bathroom and a private balcony.

The villa also includes two spacious living rooms with open-concept kitchens and dining areas, along with two additional bathrooms, making it an ideal setting for luxurious living.

The ground floor opens up to a large terrace complete with a barbecue, sunbeds, and a swimming pool, perfect for relaxation and entertaining, all while enjoying breathtaking sea views.

An additional small apartment on the property adds versatility to the space. The entire villa is outfitted with underfloor heating, and there is ample parking for six vehicles.

Whether you're seeking a high-end vacation rental or a luxurious family retreat, this villa is an exceptional choice. Accommodating up to 12 guests, it commands premium rental rates, reaching up to 5,000 euros per week during peak season.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3068 €

Average price/m² of this type
in this region:
4911 €

Median price/m² of this type
in this region:
4306 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

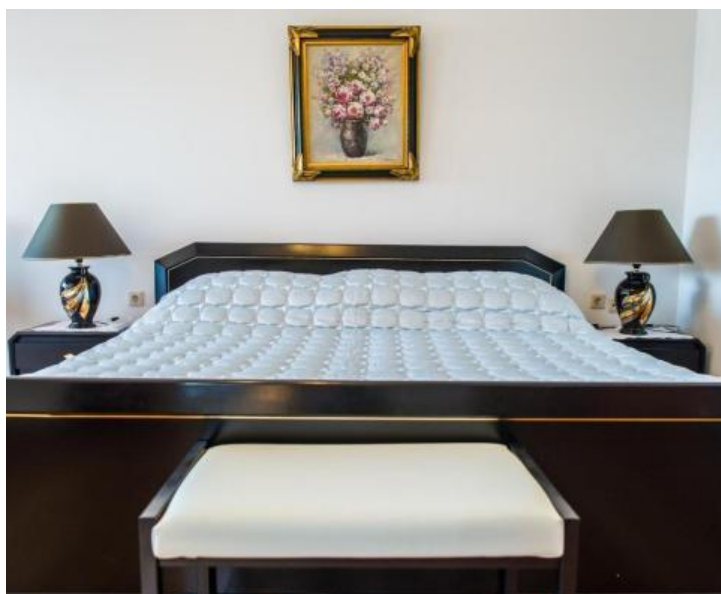
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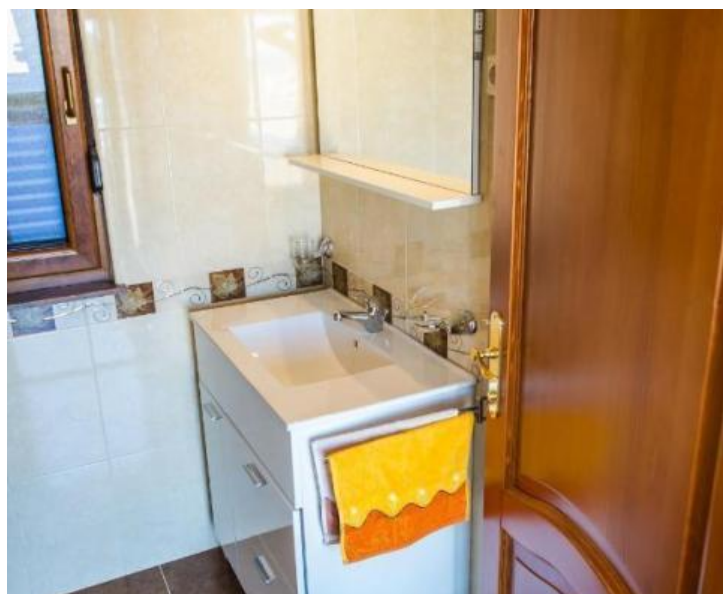
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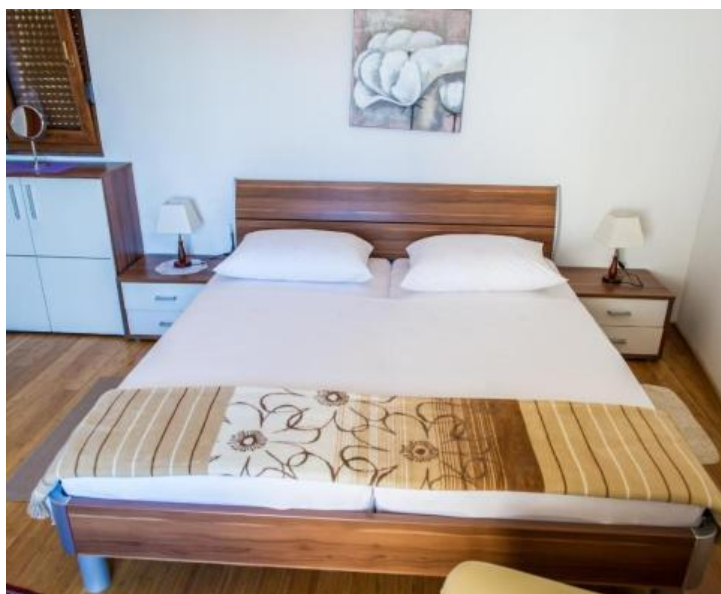
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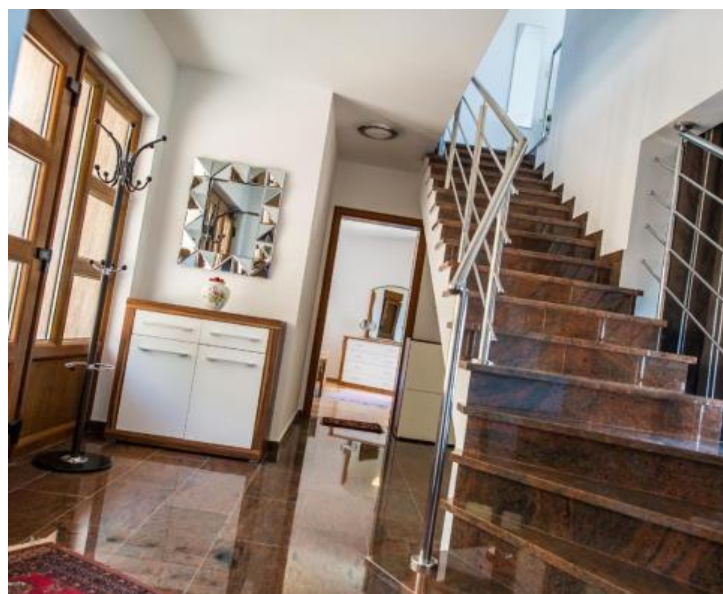
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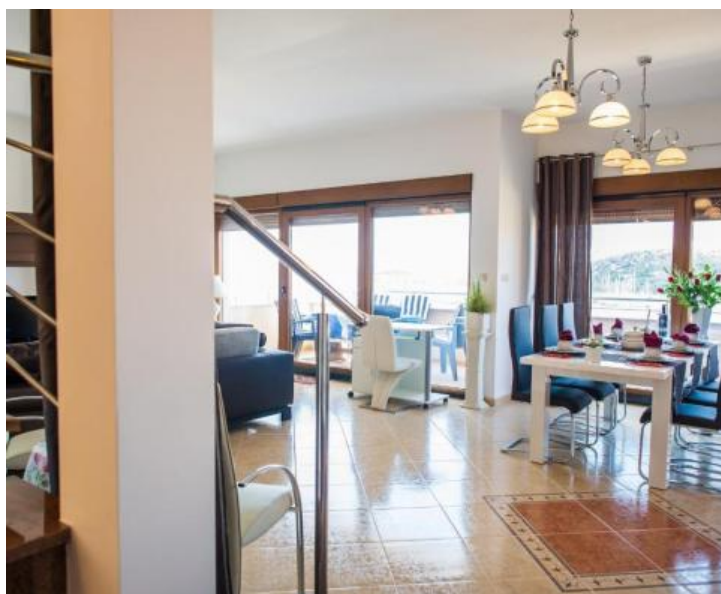
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